

The background of the slide features a series of bright, white light rays or beams that originate from the right side and fan out towards the left, creating a sense of motion and focus. The rays are set against a dark, gradient background that transitions from black on the left to a lighter grey on the right.

NAIOP Municipal Showcase

West Allis:

Resilient Today, Ahead of Tomorrow

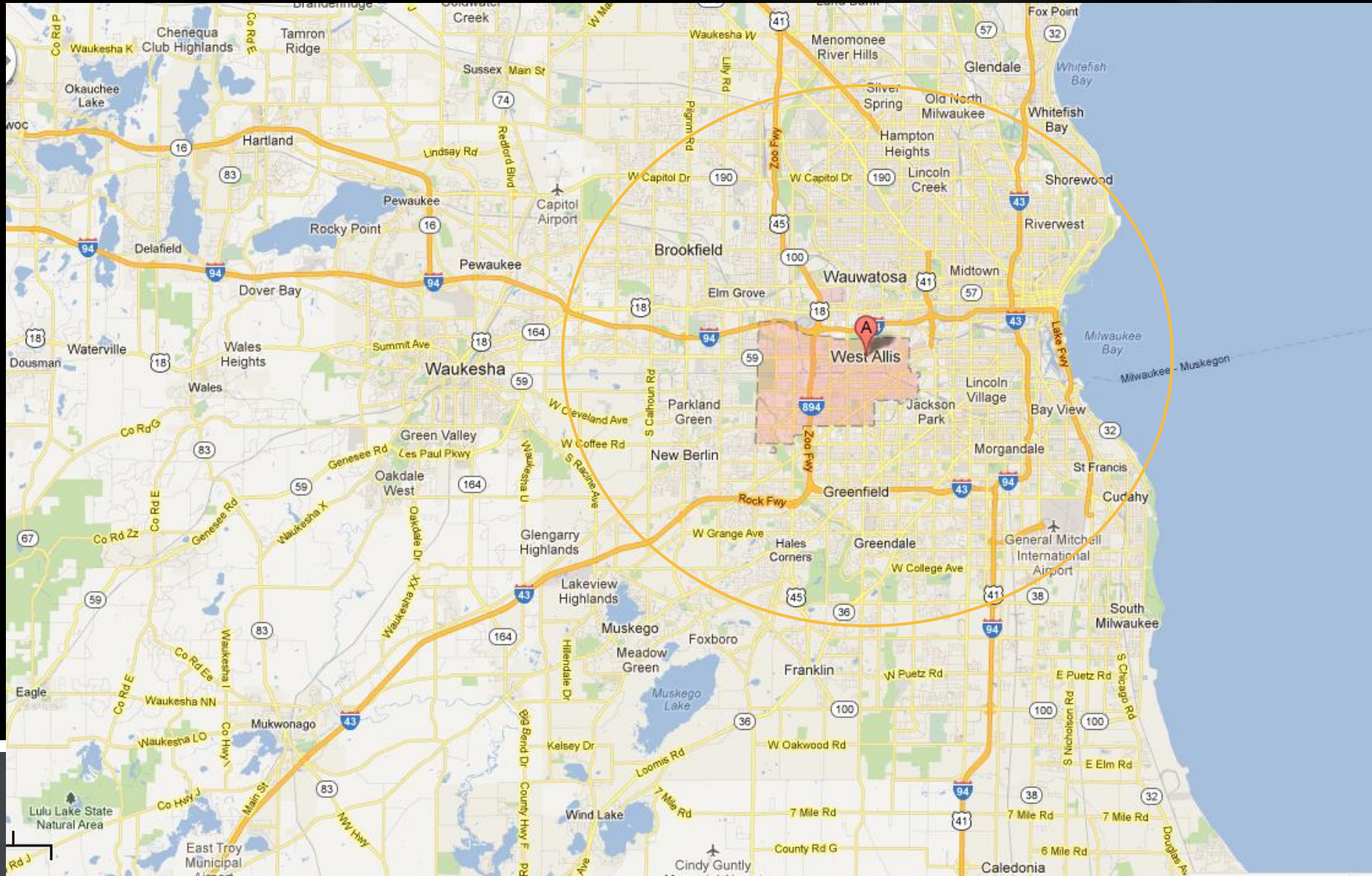
March 19, 2014

Lake Michigan

City of Milwaukee

City of West Allis

West Allis the CENTER of Metro Milwaukee

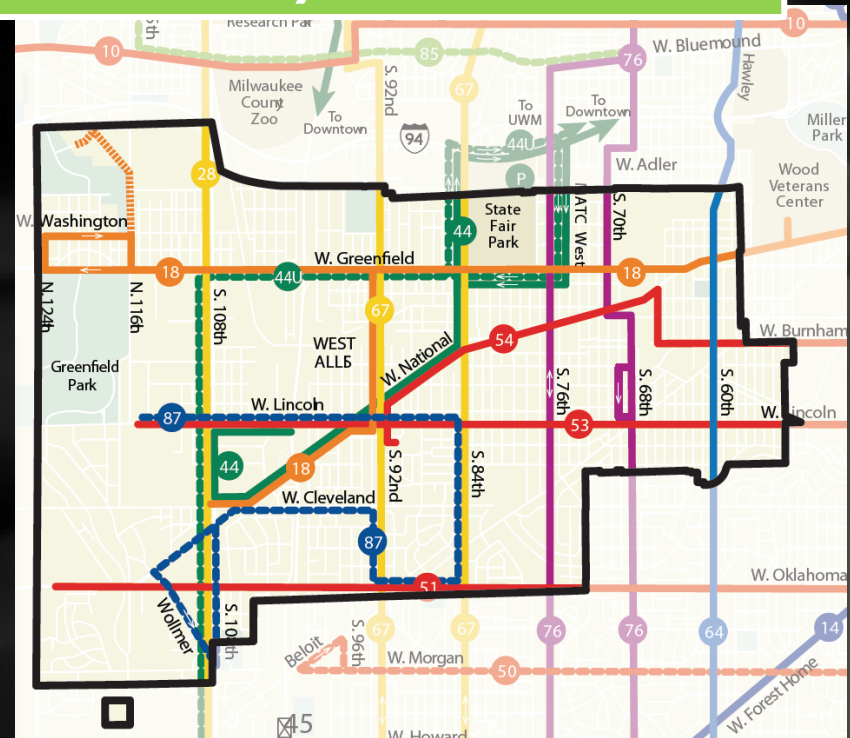


Regional Access



Interstate System
Regional Highways
Urban Transportation Grid

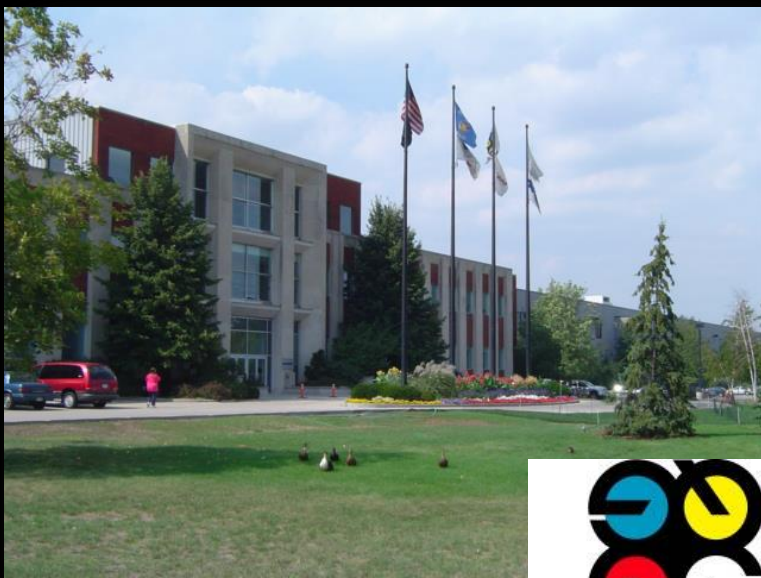
*City at the Center
“15 minutes from
anywhere”*



Public Transportation

CITY OF WEST ALLIS |





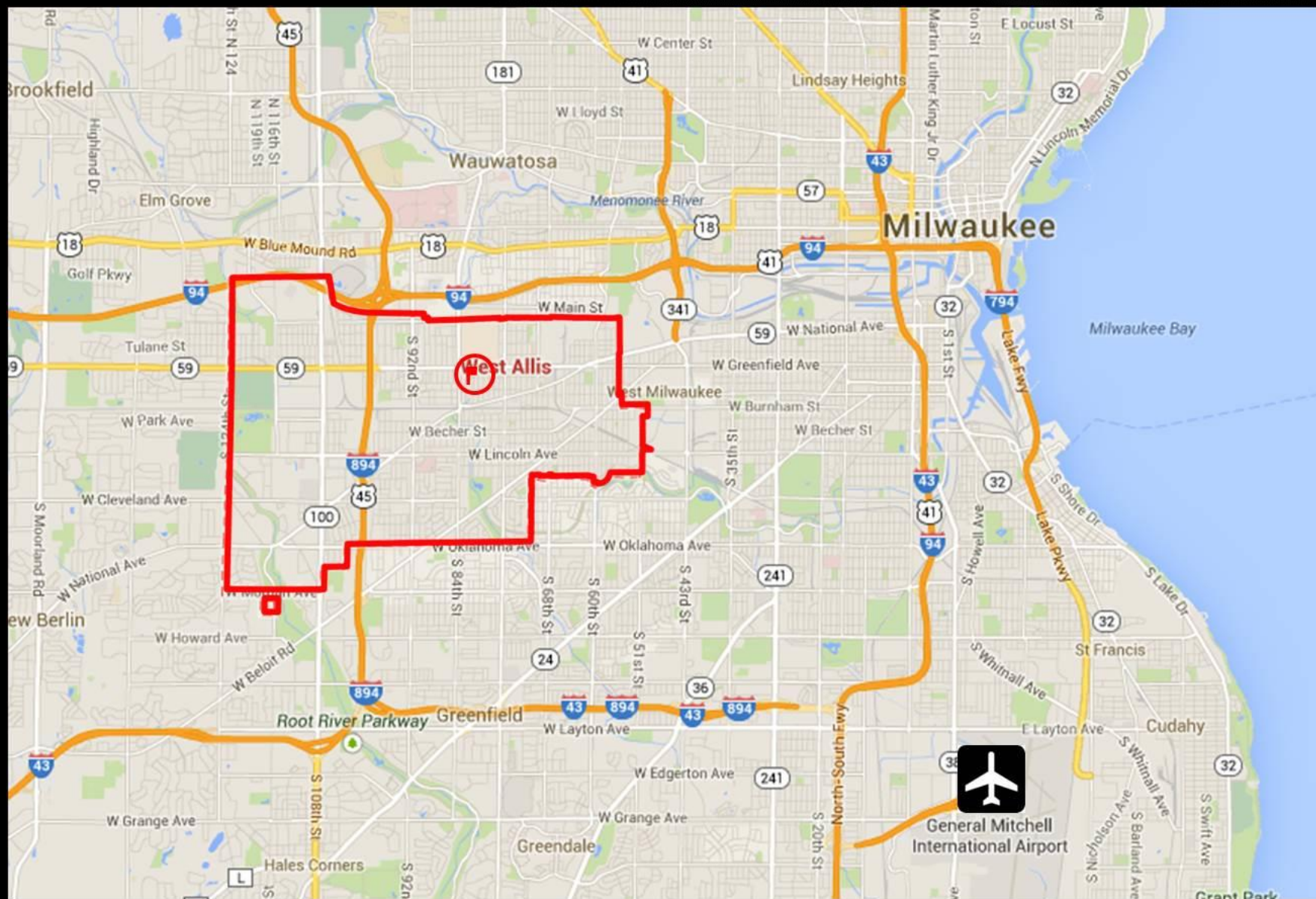
Retail or Office Opportunity: 84th & Greenfield Redevelopment Area



State Fair Exposition Center

8.9 acres –
*Great Retail or
office location,
public
transportation*







W Greenfield Ave

59

Greenfield Ave 59

S 82nd St

W Orchard St

W Orchard St

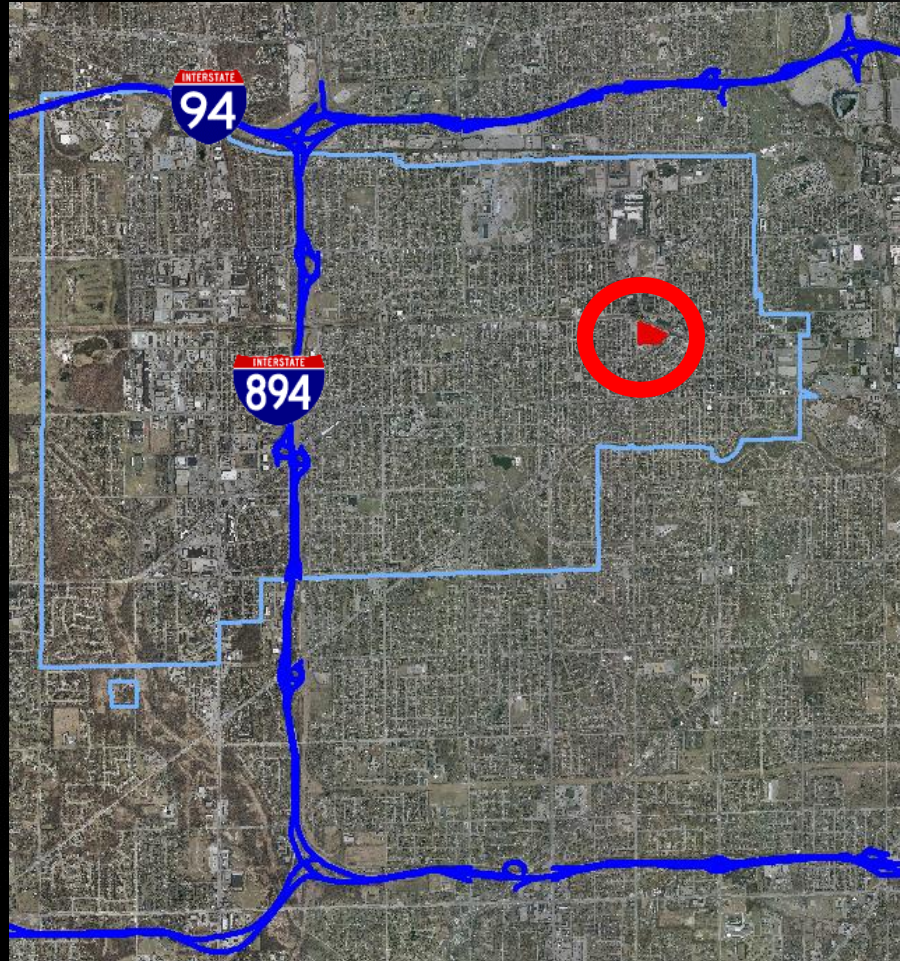
Cleared
and Pad
Ready

Proposed Hotel Hampton Inn & Suites EB-5 Financing

Closing
May 2014



Industrial Opportunity: Juneau Highlands Industrial Park



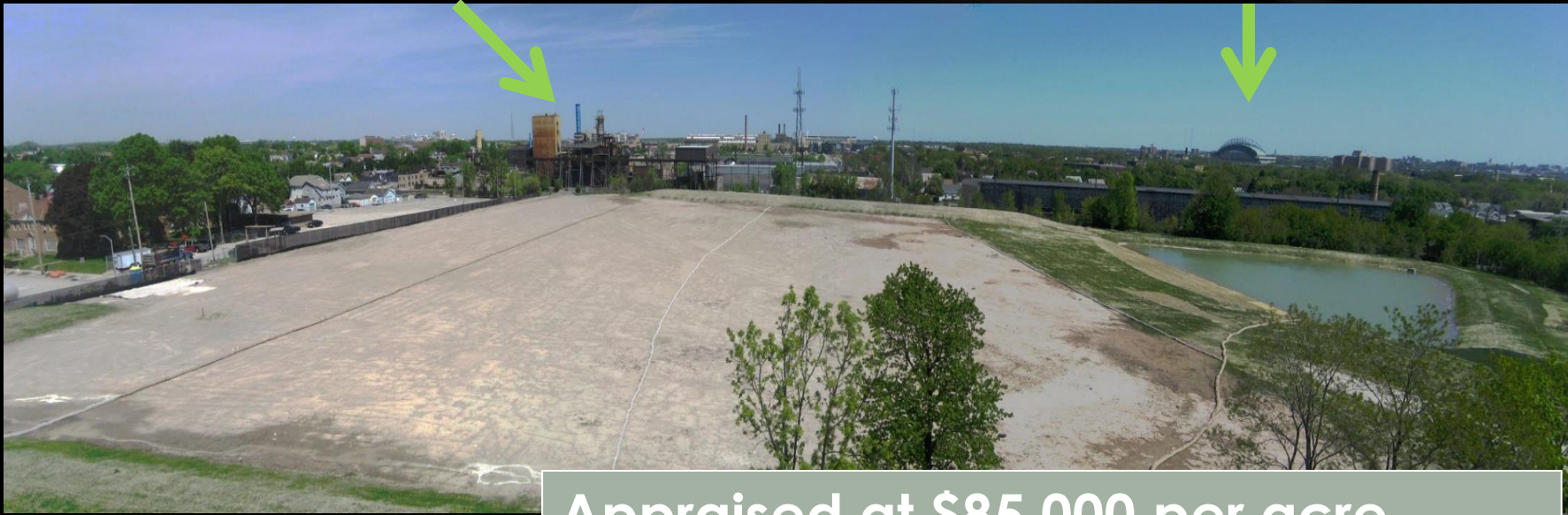


Cleared
VPLE
Geotechnical
Stormwater Controls
Pad Ready for Development



Demolished 2014

Miller Park



Appraised at \$85,000 per acre

PAD READY FOR 150,000 sq. ft.

- Rail access,
- Centrally located
- Connected to existing services and infrastructure
- Industrial electrical capacity



67TH PLACE INDUSTRIAL PARK

WEST ALLIS
COMMUNITY
DEVELOPMENT
AUTHORITY



Parking Requirements

Office
(1 space per 300 sf = 5,000 sf/300 = 17 spaces)

Warehouse
(1 space per 1,500 sf = 150,000 sf/1,500 = 100 spaces)

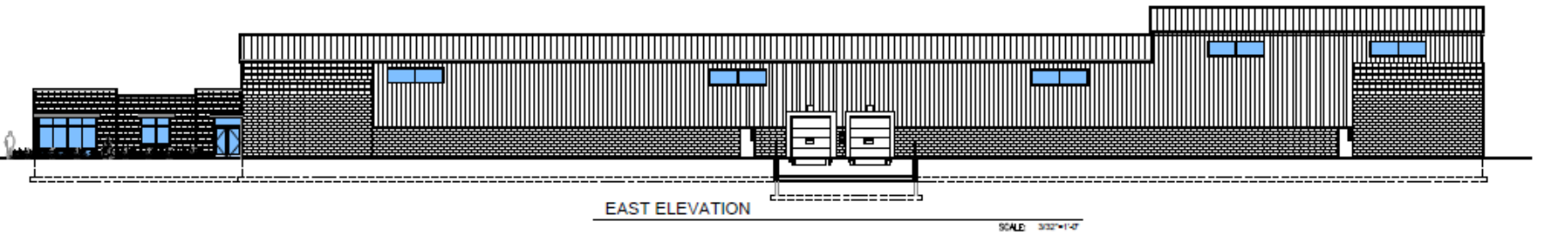
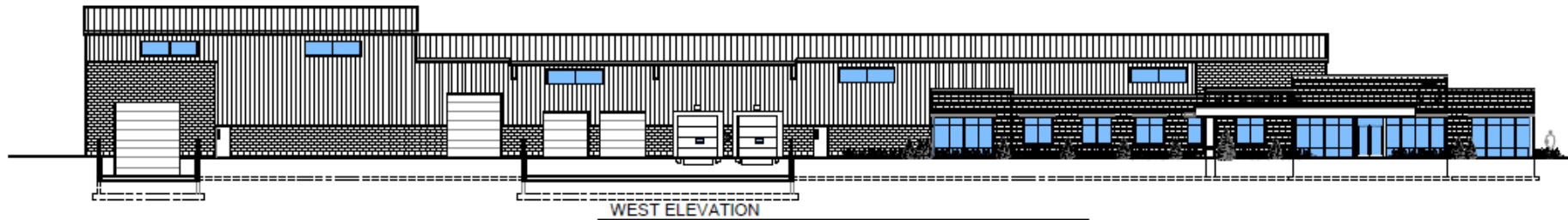
Total Parking Spaces Required - 117

Total Parking Spaces Provided - 153



0 25 50 75
SCALE IN FEET

Vision for the Site



INDUSTRIAL OPPORTUNITY: MILWAUKEE DUCTILE PLANT



INDUSTRIAL OPPORTUNITY : MILWAUKEE DUCTILE PLANT



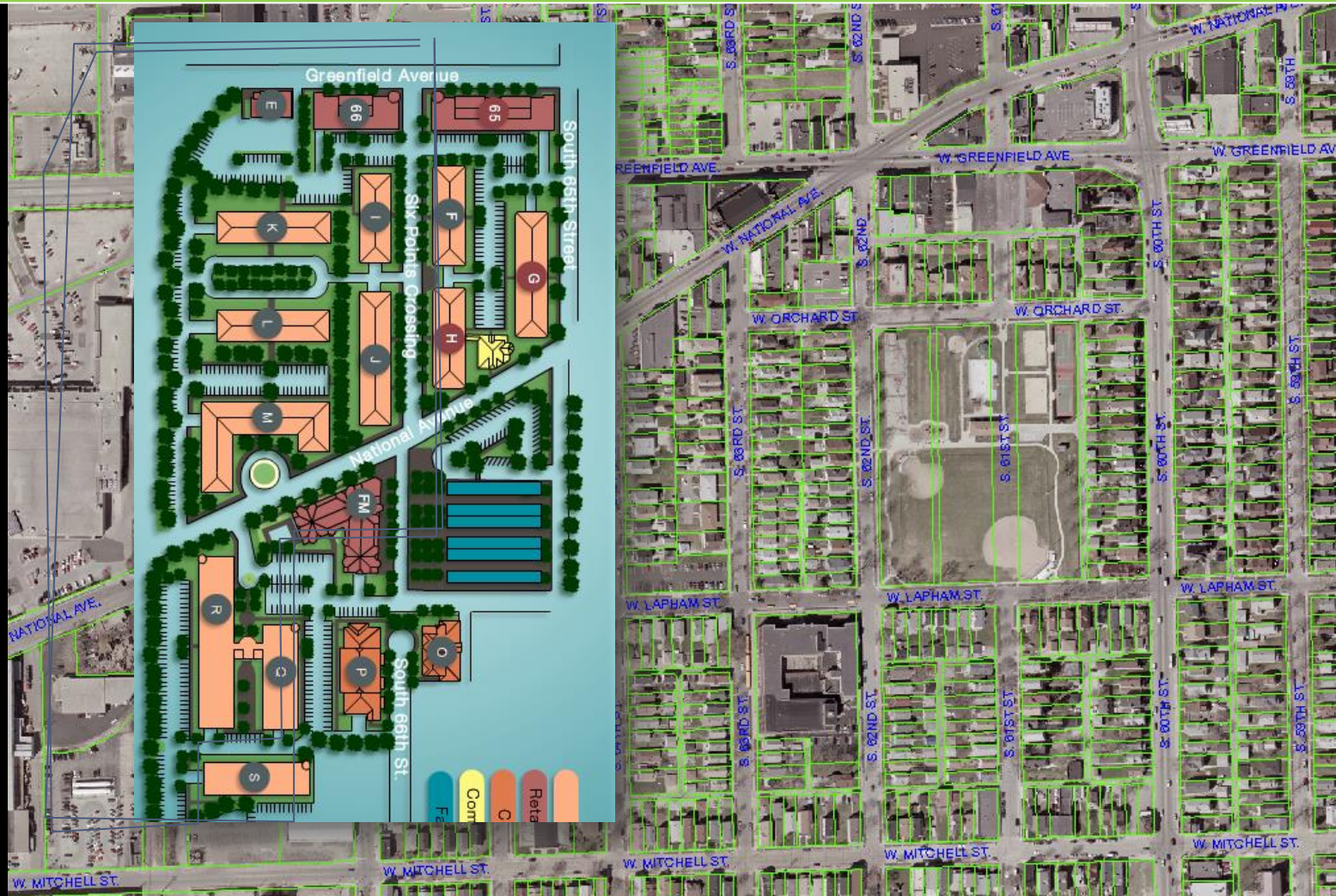
- **Potential for TIF**
- **NMTCs**
- Rail access,
- Centrally located
- Connected to existing services and infrastructure
- Electrical capacity





Potential Development

COMMERCIAL INDUSTRIAL OPPORTUNITY: Six Points Redevelopment Area



66th and Greenfield/National Ave.

- **7 ACRE: READY TO BUILD SITE**
- Centrally located within Region
- Public Transportation Connected to existing
- Access to labor force

ECONOMIC INCENTIVES

- **TIF assistance**
- **NMTC eligible**
- **DOUBLE SALES COMMISSION**
- **Equity Incentives for Catalytic Projects**









2014

Retail/Commercial Opportunity: HWY 100 and Oklahoma Area



- Proven commercial corridor
- Abuts Home Depot and other National Retailers

Former HUB Chrysler site



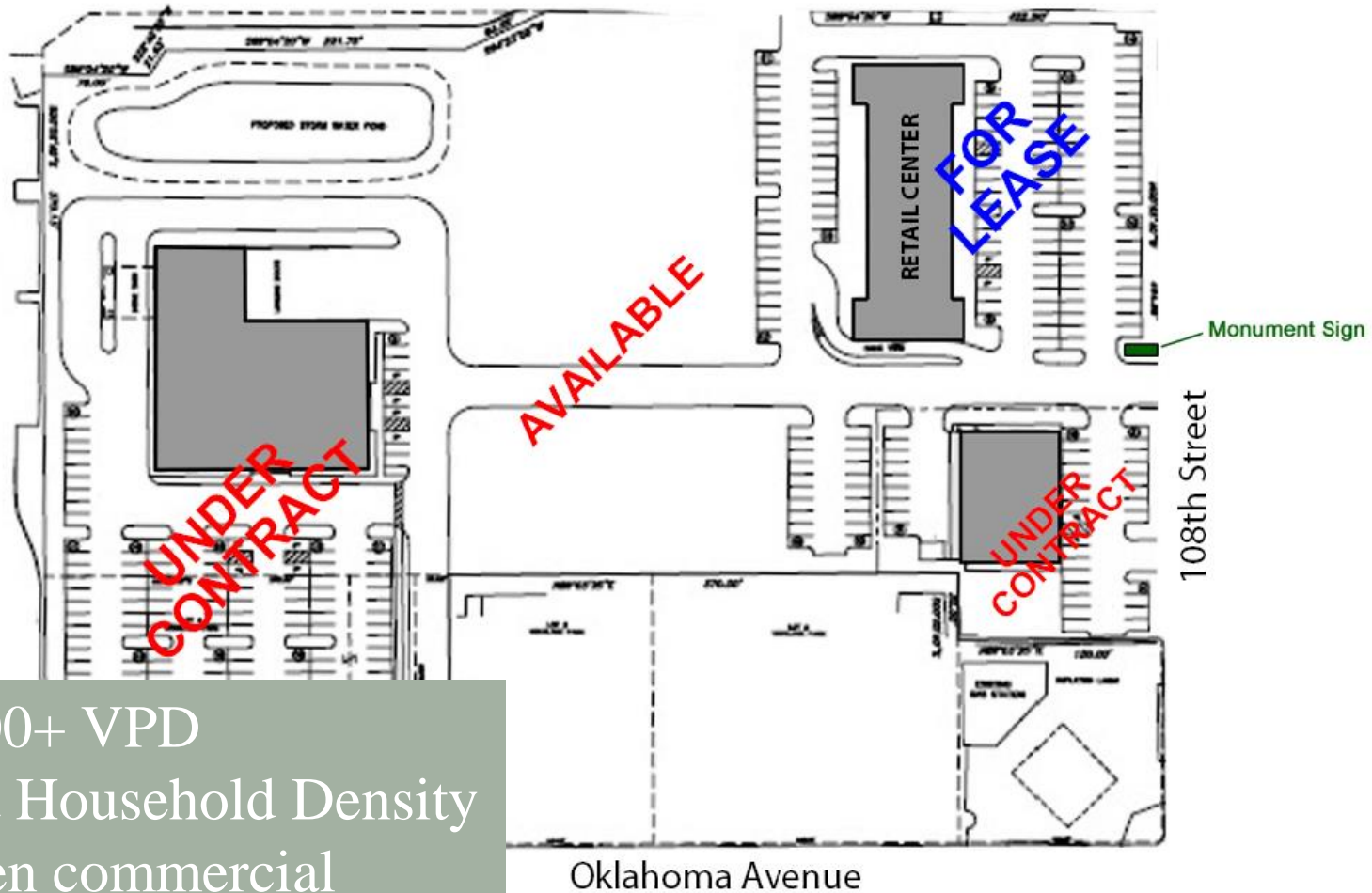


Available

West Allis - Highway 100 - Redevelopment



South 108th Street and Oklahoma Avenue, West Allis, WI 53227



- 20,000+ VPD
- Great Household Density
- Proven commercial corridor



Commercial
Real Estate Services

josh.minkin@alpinecommercialre.com

The information contained herein has been obtained from the seller/lessor and/or other sources deemed reliable and has not been verified by the broker.

Industrial Opportunity:

11528 and 11406 W. Rogers St.

- TIF District
- Two - 4.6 Acres parcels
- No further action from WDNR
- Leasing Opportunities



WISCONSIN ELECTRIC POWER COMPANY

UNION PACIFIC RAILROAD COMPANY



STEPHEN PERRY SMITH
ARCHITECTS, INC.

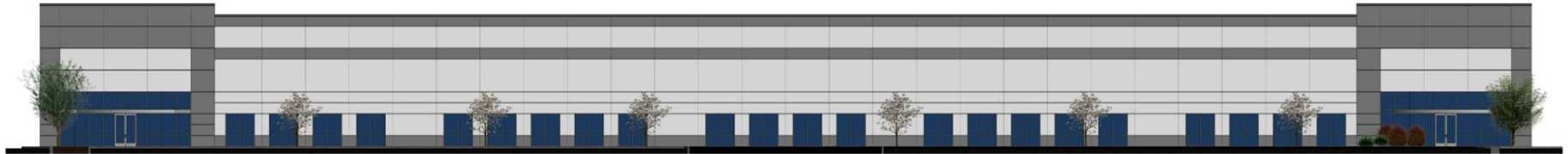


WANGARD

WEST ALLIS INDUSTRIAL DEVELOPMENT
116TH AND ROGERS
PRELIMINARY SITE PLAN



PERSPECTIVE

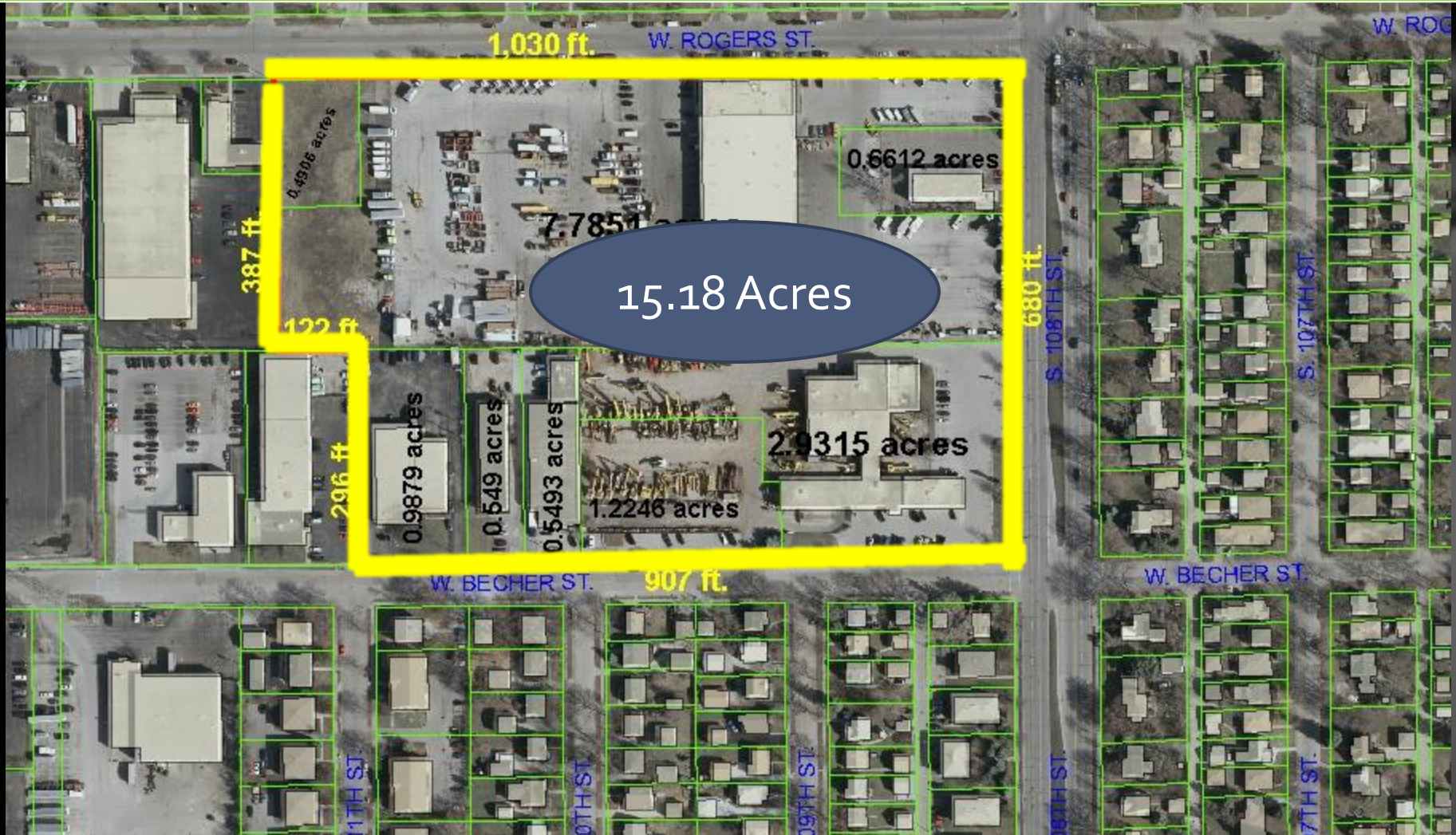


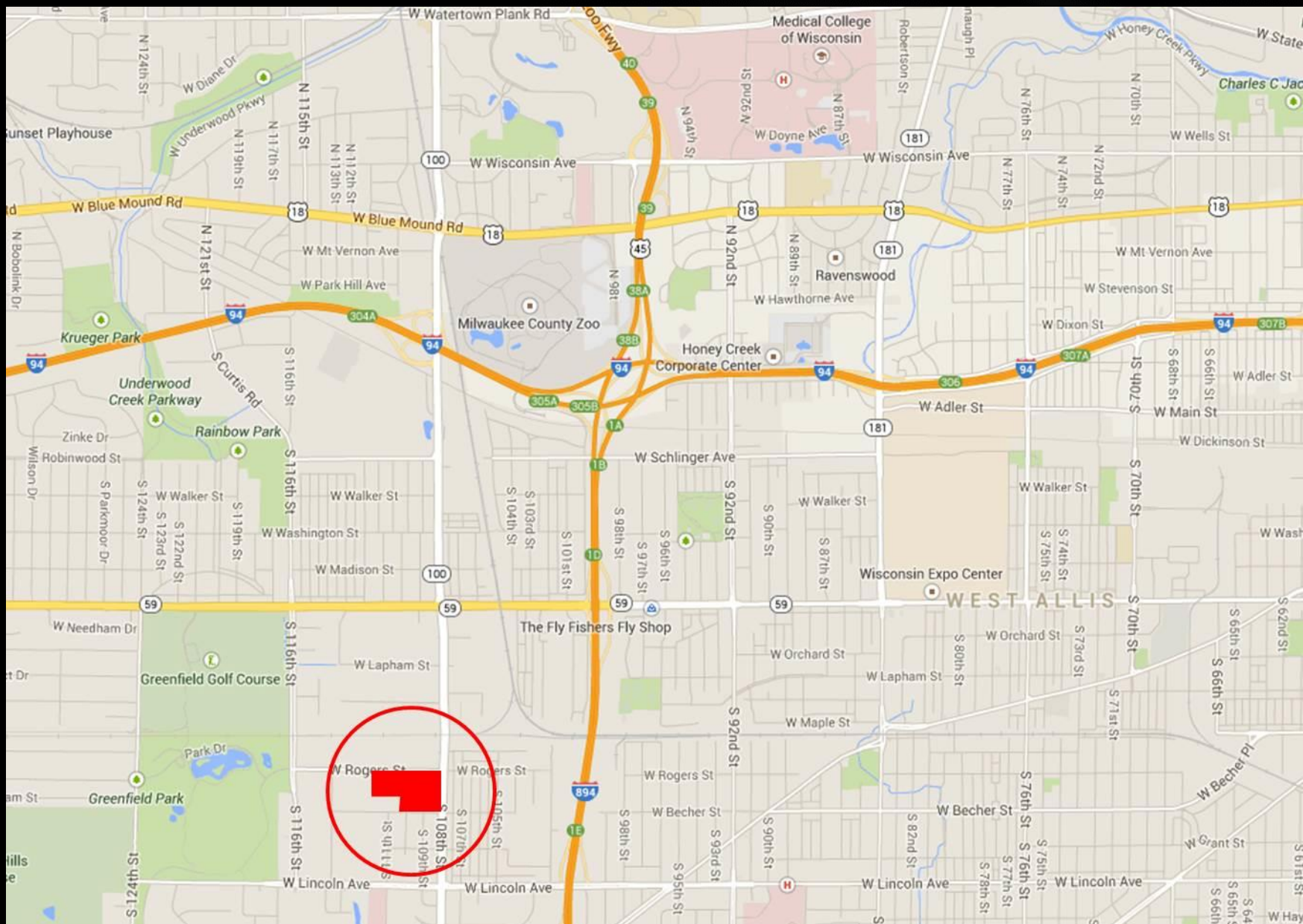
FRONT ELEVATION



WEST ALLIS INDUSTRIAL DEVELOPMENT
116TH AND ROGERS
PRELIMINARY BUILDING DESIGN

Retail/Commercial Opportunity: HWY. 100 and Rogers Site





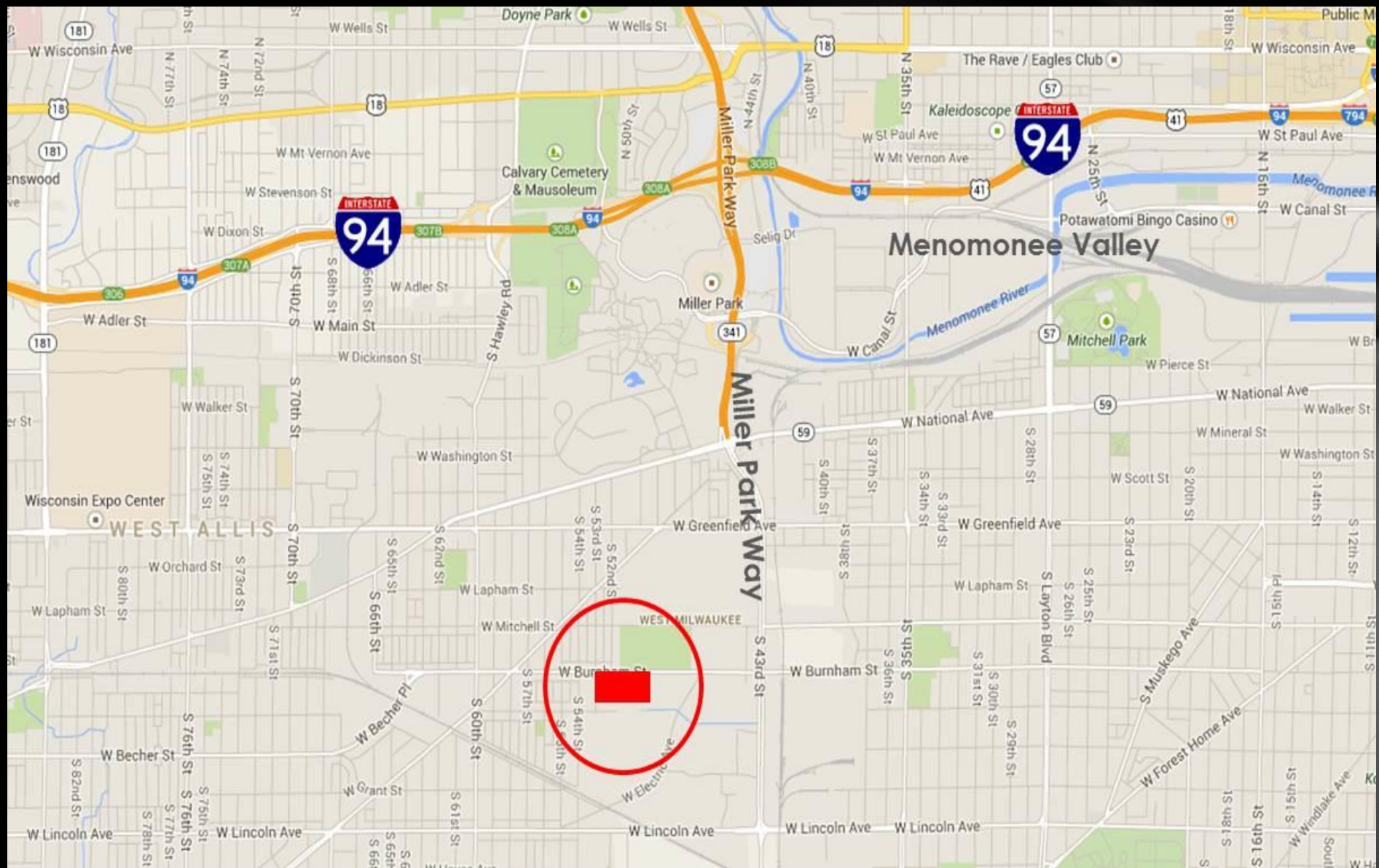
Industrial Opportunity: 1910 S. 53 St. - Teledyne

- TIF District #12
- 8.96 Acres
- M-1 Manufacturing District

ECONOMIC INCENTIVES

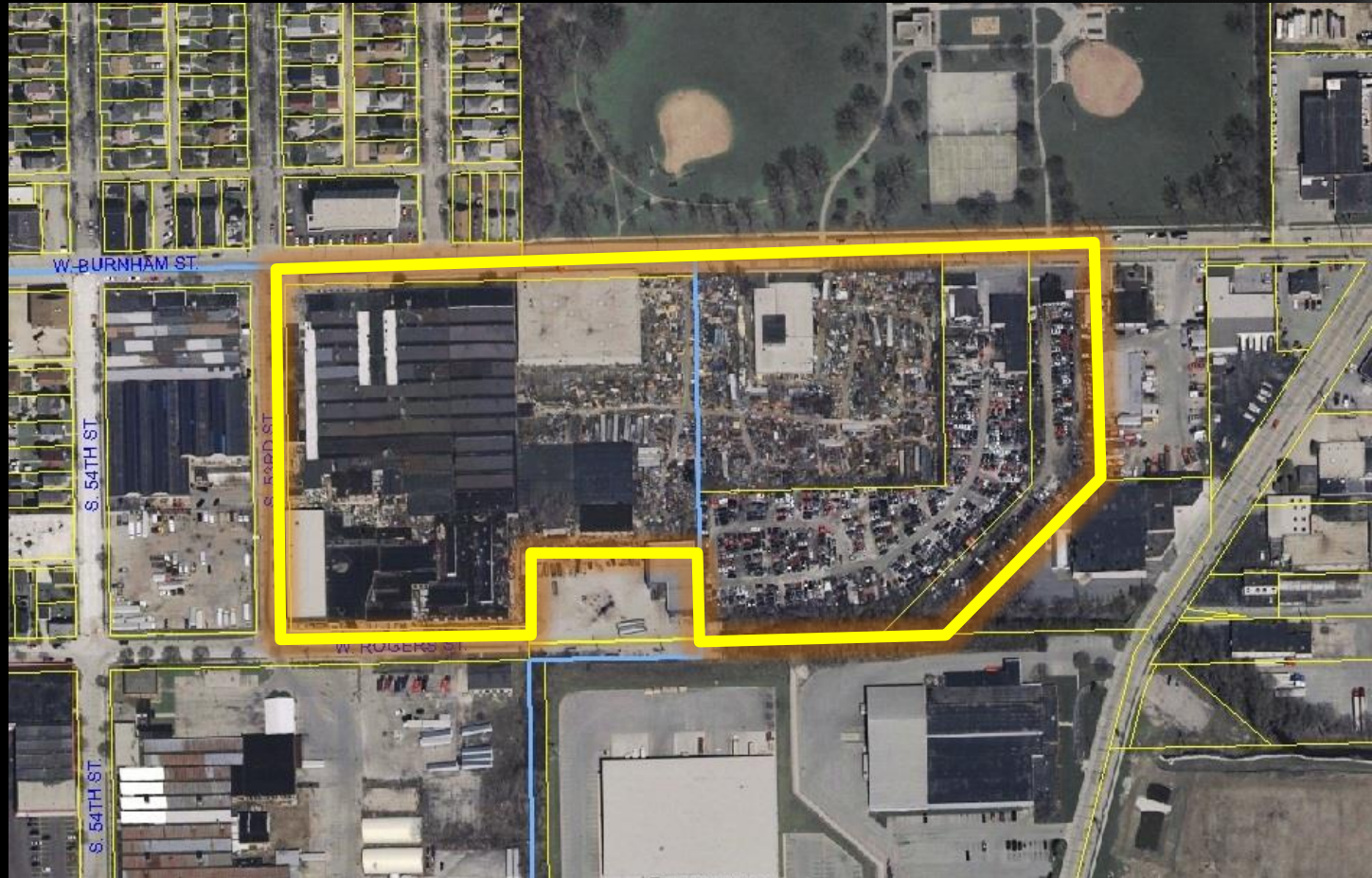
- TIF assistance
- NMTC eligible





Potential Assemblage

18+ Acre Redevelopment Opportunity



Conceptual Redevelopment



Multi-family Opportunity:

Roosevelt School - 932 S. 60 St.

- 3.2 acres
- Zoned Residential
- Historical tax credit opportunity
- Building is 28,392 sq. ft.



Multi-family Opportunity:

Parkway School -2930 S. Root River Parkway

- 2.9 acres
- Zoned residential
- Just of National and Oklahoma



Office Opportunity : School Administration-9333 W. Lincoln Ave.

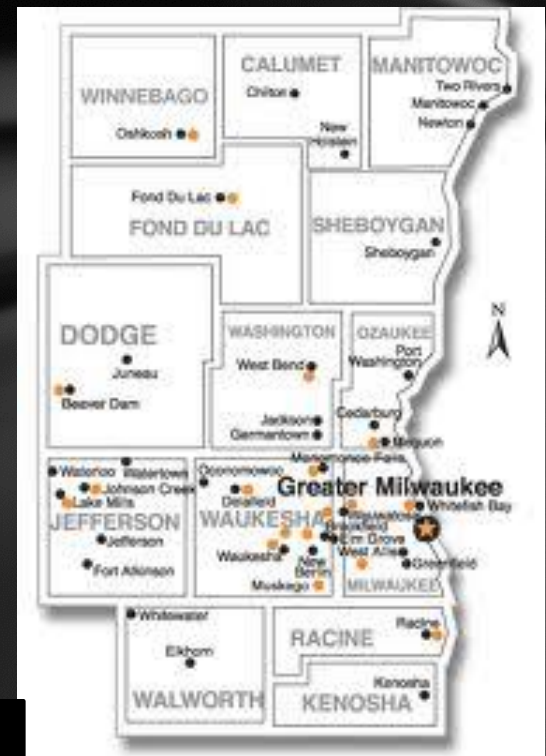
- 2.13 acres
- Adjacent to Aurora West Allis Hospital
- Suitable for mixed-use development





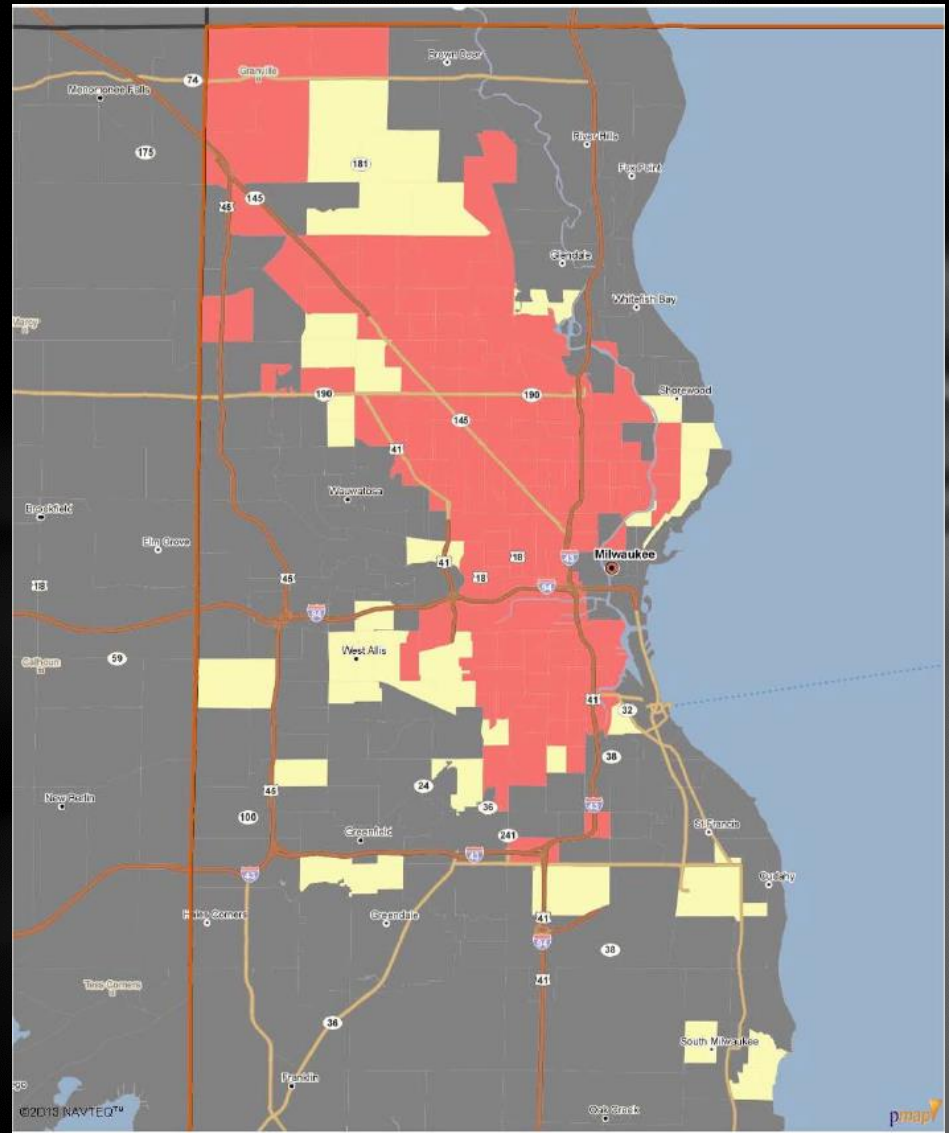
First-Ring Industrial Redevelopment Enterprise or FIRE

- Created as a regional entity
- Economic development engine to help spur growth



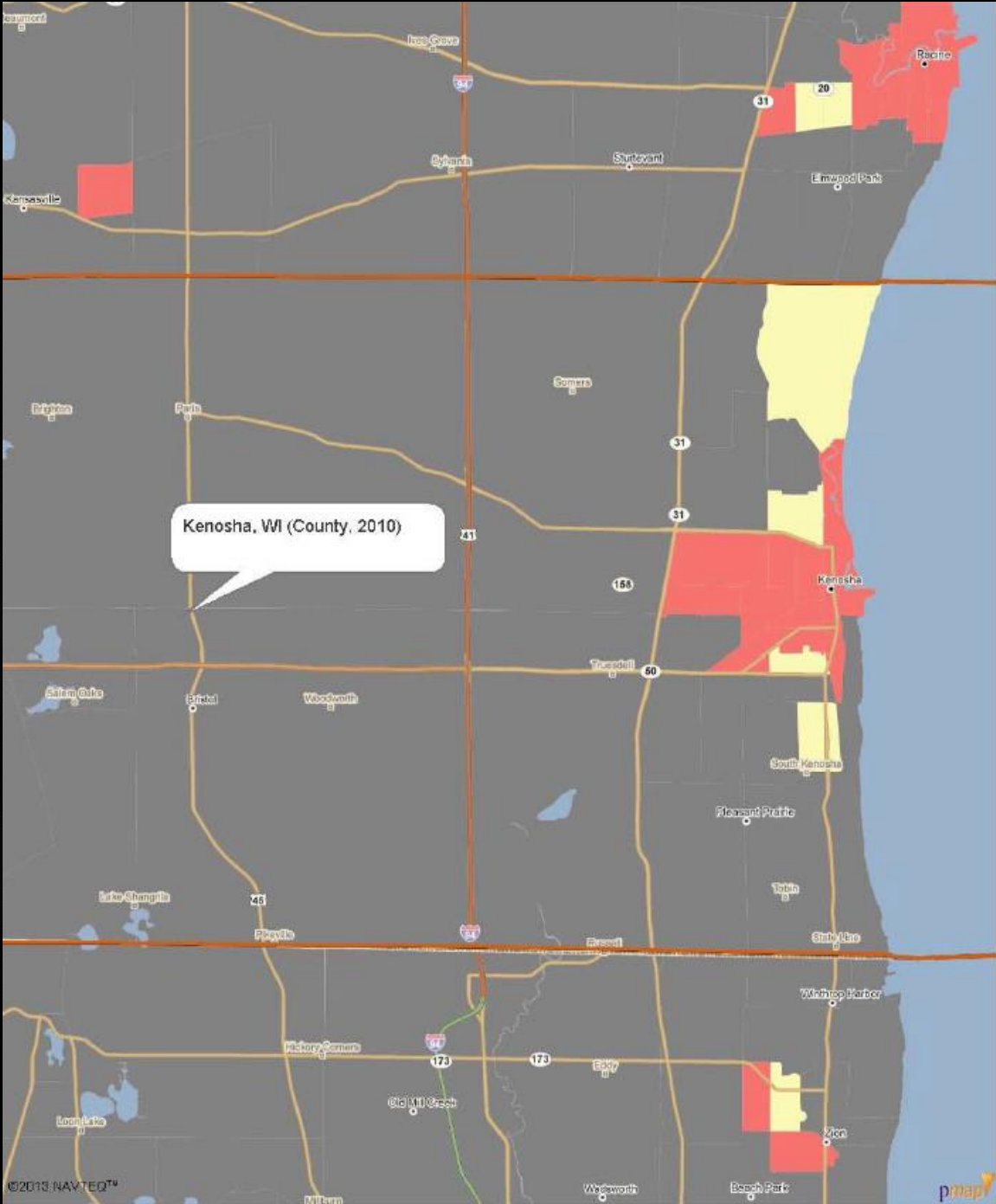
Awarded \$125 million in NMTC

MILWAUKEE



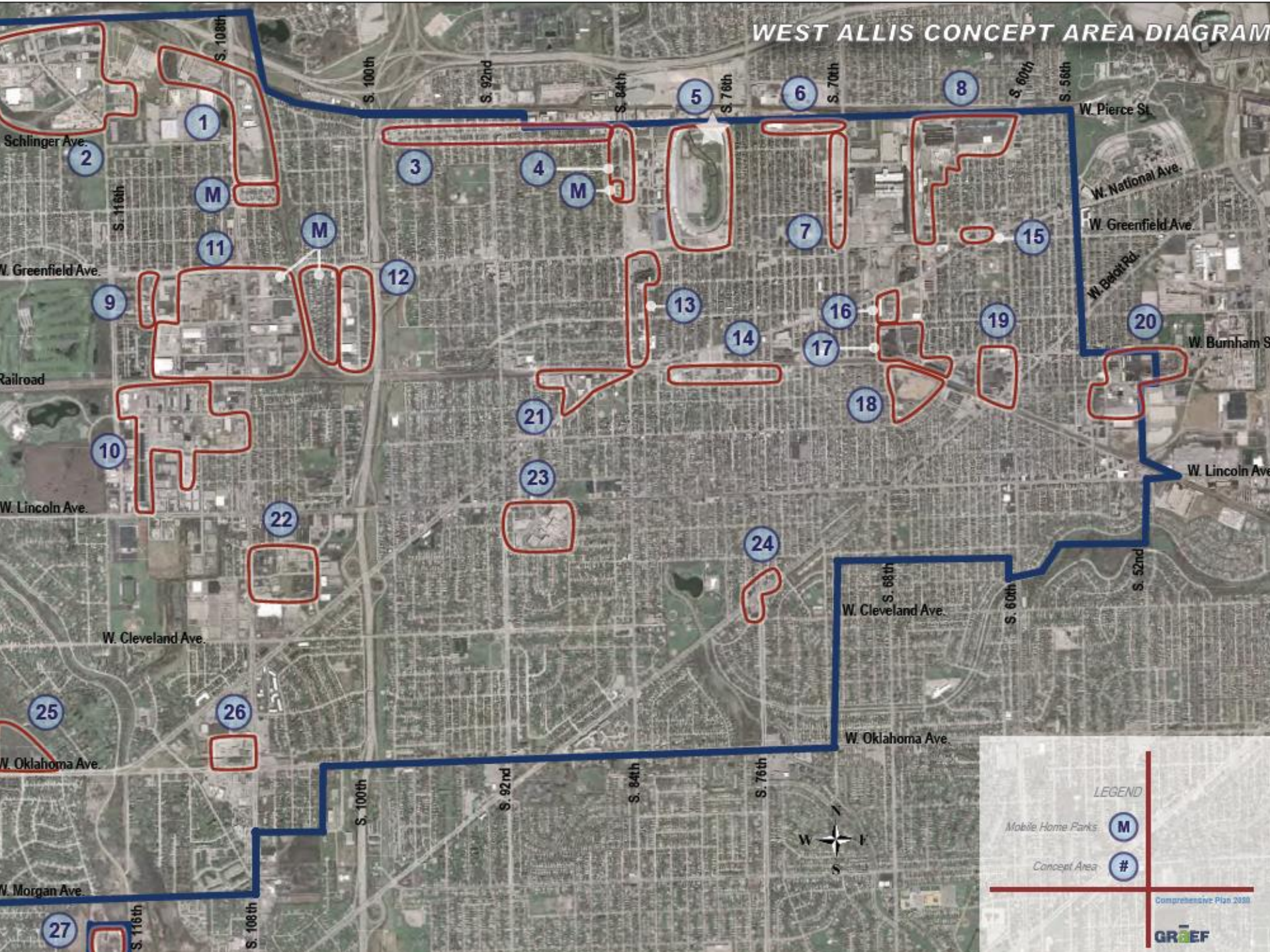
A map of Racine, WI (County) showing various colored regions (yellow, red, grey) and surrounding areas. The map includes labels for cities like South Milwaukee, Oak Creek, Kenosha, and Racine. A speech bubble points to the Racine, WI (County) area.

KENOSHA





WEST ALLIS CONCEPT AREA DIAGRAM





N



Milwaukee
Mile



From I-94 Freeway Looking South









FIND YOUR OPPORTUNITY

LocateinWestAllis.com



Contacts

Patrick Schloss

Community Development Manager

Department of
Development

pschloss@westalliswi.gov

(414) 302-8468

John Stibal

Director of Development

Department of Development

jstibal@westalliswi.gov

(414) 302-8460



West Allis: The Ideal Choice

Thank you!

